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AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064, TO ALLOW A USE FOR PROPERTY LOCATED AT 4611 GUADALUPE STREET IN THE AVENUE A DISTRICT OF THE NORTH HYDE PARK NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No 20050818-064 is amended to allow hospital services (limited) use to property located at 4611 Guadalupe Street in the Avenue A District of the North Hyde Park neighborhood conservation-neighborhood plan combining district, generally located one-half block east and one-half block west of Avenue A from 45th Street to the Intramural Fields, and identified in the map attached as Exhibit "A"

PART 2. Except as amended by this ordinance, the Property is subject to Ordinance No 20050818-064 that established the North Hyde Park neighborhood conservation-neighborhood plan combining district

PART 3. Part 5 of Ordinance No 20050818-064 (*Permitted and Conditional Uses*) is amended as shown in this Part

1 Residential Base Districts

a Except as provided in this section, the permitted and conditional uses for the residential base zoning districts apply in accordance with the Code

b A group residential use is prohibited in the North Hyde Park NCCD-NP

2 Commercial Base District

a Except as otherwise provided in this ordinance, the following table establishes the permitted and conditional uses for property in commercial zoning districts in the North Hyde Park NCCD-NP

b Column A applies to property with commercial zoning in the Residential District

c Column B applies to property in the Duval District

d Columns C & D apply to property that has commercial zoning in the Avenue A District

COLUMN USES	A	B	C	D
	Residential District NO	Duval Commercial District CS/GR	Avenue A District GR	Avenue A District GO
Administrative and business offices	P	P	P	P
Art Gallery	--	P	P	P
Art Workshop	--	P	P	-
Commercial off-street parking	--		C	-
Condominium Residential	--	P	--	-
Congregate living	C	--	C	C
Consumer convenience services	--	P	P	-
Consumer repair services	--	P	P	-
Cultural services	--	P	P	P
Custom manufacturing	--	C	--	--
Club or lodge	--		--	--
Day care services (limited)	P	P	P	P
Day care services (general)	P	P	P	P
Day care services (commercial)	--	C	P	C
Duplex residential	P	P	P	P
Family home	P	P	P	P
Financial services	--	P	P	P
Food Preparation	--	P	--	--
Food sales	--	P	P	-
General retail sales (convenience)	--	P	--	--
General retail sales (general)	--	P	P	-
Group home class I (limited)	P	P	P	P
Group home class I (general)	P	P	P	P
Group home class II	C	C	P	P
Guidance services	--	P	P	P
Hospital (limited) not to exceed 2500 s f	--	P	P	-
Indoor entertainment	--	C	--	--
Laundry services	--	C	--	--
Local utility services	--	P	P	P

COLUMN USES	A Residential District NO	B Duval Commercial District CS/GR	C Avenue A District GR	D Avenue A District GO
	Medical offices (not over 2500 s f)	--	P	P
Medical offices (over 5000 s f)	--	--	P	P
Multifamily residential	--	P	P	-
Off-site accessory parking	--	--	C	--
Personal improvement services	--	P	P	-
Personal Services	--	P	P	P
Private primary educational facilities	P	P	P	P
Private secondary educational facilities	P	P	P	P
Professional office	P	P	P	P
Public primary educational facilities	P	P	P	-
Public secondary educational facilities	P	P	P	-
Religious assembly	P	P	P	P
Restaurant (limited)	--	P	P	-
Restaurant (general)	--	P	P	-
Single-family residential	P	P	P	-
Software development	C	P	P	P
Theater	--	P	C	-
Two-family residential	P	P	P	-
Veterinary services (not to exceed 2500 s f)	--	P	P	-

3 This section applies to the uses established in Section 2 of this part

- 5 a The maximum size of a day care services (commercial) use permitted under
- 6 Column A is 2500 square feet, under Column B is 5000 square feet, and under
- 7 Column C and Column D is 5000 square feet
- 8
- 9 b A financial service use or food sales use permitted under Column B or Column D
- 10 may not include a drive-in service
- 11
- 12 c The maximum size of a private primary educational facilities use permitted under
- 13 Column A is 2500 square feet, under Column B is 5000 square feet, and under
- 14 Column C is 5000 square feet
- 15

- 1 d The maximum size of a private secondary educational facilities use permitted
2 under Column A is 2500 square feet, under Column B is 5000 square feet, and
3 under Column C is 5000 square feet
4
- 5 e The maximum size of a restaurant (limited) and restaurant (general) use permitted
6 under Column B or Column C is 2500 square feet
7
- 8 f The maximum size of a theater use permitted under Column B or Column C is
9 5000 square feet
10
- 11 g The maximum size of a cultural services use permitted under Column D is 5000
12 square feet
13
- 14 h The following applies to a use in Column B:
15
- 16 (i) A residential use in Column B is permitted only above the ground floor for
17 4500 and 5011 Duval Street
18
 - 19 (ii) A commercial use in Column B is required to be located on the ground floor
20 of 4500 and 5011 Duval Street
21
 - 22 (iii) A commercial use in Column B is permitted only on the ground floor of
23 5012 Duval Street
24
 - 25 (iv) The front 20 feet of the portion of a building at 4505 Duval (Part A) that is
26 directly across the street from a single family use may be developed only
27 with a residential use in Column B or a use in Column B that is permitted in
28 a limited office (LO) district
29
- 30 i A food preparation use in Column B
31
- 32 (i) must be located on the same site as a food sales use or a restaurant use, and
33
 - 34 (ii) may not exceed 5000 square feet of building coverage, and not more than
35 the total square feet of a food sales use or a restaurant use
36
- 37 j The following applies to 4510 Duval Street
38

- (i) The property may be developed only with the uses permitted in a limited office (LO) district and a multifamily residence medium density (MF-3) district, and
- (ii) A limited office (LO) use may not exceed 2500 square feet of a residential use on the ground floor, and
- (iii) A commercial use is prohibited above the ground floor

k The following applies to 4500 Duval Street

- (i) The following additional uses are permitted for 4500 Duval Street and are limited to the lot size that existed on April 1, 2005

Automotive rentals	Automotive repair services
Automotive sales	Service station

- (ii) The following are additional conditional uses for the property

Commercial off-street parking	Off-site accessory parking
Plant nursery	

- (iii) The following uses are additional permitted uses for the property

- Bed and breakfast residential (Group 1)
- Bed and breakfast residential (Group 2)
- Hotel-motel

- (iv) Automotive washing (of any type) use is allowed only in conjunction with another permitted use, and is limited to 20 percent of the gross site area

- (v) A printing and publishing use may not generate traffic that exceeds 300 trips per day

l The following applies to property located in the Guadalupe District

- (i) Permitted uses

Administrative and business offices	Art gallery
Art workshop	Business or trade school

1	Business support services	Communication service facilities
2	Community recreation (public)	Community recreation (private)
3	Congregate living	Consumer convenience services
4	Consumer repair services	Cultural services
5	Day care services (commercial)	Day care services (general)
6	Day care services (limited)	Duplex residential
7	Family home	Financial services
8	Food sales	General retail sales (convenience)
9	General retail sales (general)	Group home class I (general)
10	Group home class I (limited)	Group home class II
11	Hospital services (limited)	Indoor entertainment
12	Indoor sports and recreation	Local utility services
13	Medical offices	Multifamily residential
14	Personal improvement services	Personal services
15	Private primary educational facilities	Private secondary educational facilities
16	Public primary educational facilities	Public secondary educational facilities
17	Professional office	Religious assembly
18	Research services	Residential treatment
19	Restaurant (limited)	Restaurant (general)
20	Safety services	Plant nursery
21	Software development	Theater
22	Single-family residential	Printing and publishing
23	Two-family residential	

25 (ii) A theater use may not exceed a building coverage of 5000 square feet

27 (iii) A residential use may not be located in the front 70 percent of the ground
28 floor of a building located on the west one-half of 4501 Guadalupe Street

30 (iv) A telecommunication tower use is a permitted or conditional use as defined
31 by Section 25-2-839 (*Telecommunication Towers*) of the Code

33 (v) A drive-in service use as an accessory use to a restaurant use is prohibited

35 m For a commercial use of 4505 Duval (Part A and Part B), parking is permitted on
36 the site that includes the MF-3 zoned portion, as the site existed on April 1, 2005

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n The following applies to property located at 4611 Guadalupe Street in the Avenue A District

The maximum size of a hospital services (limited) use is 10,000 square feet

PART 4. This ordinance takes effect on _____, 2007

PASSED AND APPROVED

_____, 2007

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A Gentry
City Clerk

UNZ

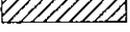
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11-0374C

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 1" = 200'	SUBJECT TRACT 	ZONING CASE # C14-04-0196.01 ADDRESS AVENUE A SUBJECT AREA (acres) 8.376	CITY GRID REFERENCE NUMBER K21	
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR G RHOADES			DATE 07-03
				INTLS TRC

